

NOTICE OF SHERIDAN COUNTY SCHOOL LAND LEASE SALE

Notice is hereby given that an authorized representative of the Board of Educational Lands and Funds of the State of Nebraska will offer for lease at public auction on the day and time set forth below, at the office of the County Treasurer of Sheridan County in Rushville, Nebraska, the following educational lands within said County:

DATE: November 6, 2013

TIME: 10:00 a.m.

In the event of inclement weather and/or bad roads, the Board's Field Representative may postpone the sale until November 13, 2013, at 10:00 a.m. If this occurs, the County Treasurer and the Board's Lincoln Office will both be notified at least 90 minutes prior to the originally scheduled sale time.

<u>TRACT</u>	<u>DESCRIPTION</u>	<u>SEC.TWP.RGE</u>	<u>2014 RENTAL</u>	<u>LEASE EXPIRATION</u>
5	All (640 acres, more or less)	16-26-41	\$6,059.00	December 31, 2023

Predominant Land Use: Grassland

This tract is located 13 miles north and 6 miles east of Ellsworth, NE.

Improvements to be sold include: 640 rods of fence, 2 stockwells, 2 mills, 2 towers and 2 tanks. Total Value: \$10,800.00

STIPULATION: See Below.

7	N2 & S2S2 (480 acres, more or less)	16-27-41	\$4,975.70	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 20 miles north and 5 miles east of Ellsworth, NE.

Improvements to be sold include: 920 rods of fence, 2 stockwells, 2 mills, 2 towers and 2 tanks. Total Value: \$9,180.00

11	All except S2SW4 (560 acres, more or less)	16-29-41	\$5,918.70	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 22 miles south and 3 miles east of Gordon, NE.

Improvements to be sold include: 680 rods of fence, stockwell, mill, steel tower and bottomless tank. Total Value: \$10,200.00

21a	Existing farmstead and improvement site & fenced pasture all located in SW4 (70 acres, more or less)	16-33-41	\$1,119.20	December 31, 2021
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Predominant Land Use: Grassland and farmstead area

This tract is located 3 miles northeast of Gordon, NE.

Improvements to be sold include: 560 rods of fence, stockwell, underground waterline, waterer and hydrants, submersible pump, propane tank, windbreak and corrals, house, well house, garage, 2 barns, chicken house and 2 granaries. Total Value: \$37,500.00

All furniture and appliances, all gates, panels and tanks are to be considered personal property and are subject to removal by the previous lessee.

21b	All except existing farmstead, improvement site and fenced pasture consisting of approximately 70 acres in SW4 (570 acres, more or less)	16-33-41	\$14,970.00	December 31, 2021
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Predominant Land Use: Dryland cropground

This tract is located 3 miles northeast of Gordon, NE.

There are no improvements to be sold.

The lessee elects to harvest 204 acres of fall-seeded wheat.

22	All except 9.36 acres for Hwy 20 along N boundary (630.64 acres, more or less)	36-33-41	\$14,401.86	December 31, 2023
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Predominant Land Use: Grassland and dryland cropground with buildings

This tract is located 6 miles east of Gordon, NE.

Improvements to be sold include: 1,540 rods of fence, 2 stockwells, 2 mills, 2 towers, 2 tanks, domestic well, submersible pump, underground waterline, propane tanks, autogate, grain bin, 2 houses, storage house, granary/shop, quonset machine shed, barn, cattle shed and corrals. Total Value: \$44,000.00

All furniture, appliances, hay, grain, all steel panels and gates are to be considered personal property and are subject to removal by the previous lessee.

24	All (640 acres, more or less)	36-34-41	\$10,799.42	December 31, 2021
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Predominant Land Use: Grassland and dryland cropground

This tract is located 4 miles east and 5 miles north of Gordon, NE.

Improvements to be sold include: 1,160 rods of fence, 2 stockwells, 2 mills, 2 towers and 3 tanks. Total Value: \$14,960.00

The small corral is to be considered personal property and is subject to removal by the previous lessee.

STIPULATION: A rest-rotational grazing system utilizing at least two (2) separate pastures will be required and no pasture may be grazed during the same period in any two consecutive years. The Board may at any time require that lessee annually submit a written plan satisfactory to the Board for use of all grassland, specifying the stocking rates and grazing dates, which must be approved in writing by the Board prior to the commencement of grazing each year and shall be followed by lessee.

27, 28b & 29	See Below		\$12,491.38	December 31, 2023
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LEGAL DESCRIPTION: W2 except 10.42 acres of Hwy 27 in W2 in Section 16-25-42 all that part lying East of US Hwy 27 in Section 20-25-42 and All of Section 21-25-42 (1,046.69 acres, more or less)

Predominant Land Use: Grassland

This tract is located 5 1/2 miles north of Ellsworth, NE.

Improvements to be sold include: 2,300 rods of fence, submersible pump, bottomless tank, underground waterline and hydrant, corral and windbreak, house, barn, shop, machine shed and pole barn. Total Value: \$33,500.00

The mobile home, gas tanks, stands, propane tanks, roping arena, several small buildings at the building site and near the South line, 2 mills, 2 steel towers, all steel gates, panels and steel continuous fencing are to be considered personal property and are subject to removal by the previous lessee.

The 3 stockwells and stock/domestic well are owned by the School Trust and all right, title and interest shall remain with the School Trust.

28a	That part lying West of Hwy 27 (536.43 acres, more or less)	20-25-42	\$6,164.46	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 5 miles north of Ellsworth, NE.

Improvements to be sold include: 1,240 rods of fence, stockwell, mill, tower and bottomless tank. Total Value: \$9,620.00

34	All (606.89 acres, more or less)	36-27-42	\$7,098.54	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 15 miles north and 1 mile east of Ellsworth, NE.

Improvements to be sold include: 680 rods of fence, stockwell, mill, steel tower and 2 tanks. Total Value: \$7,480.00

38	All (640 acres, more or less)	36-29-42	\$6,475.26	December 31, 2023
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Predominant Land Use: Grassland

This tract is located 25 miles south of Gordon, NE.

Improvements to be sold include: 500 rods of fence, stockwell, mill, tower and tank. Total Value: \$6,000.00

The bottomless tank is to be considered personal property and is subject to removal by the previous lessee.

71	All (640 acres, more or less)	36-32-43	\$28,802.36	December 31, 2023
<p>Predominant Land Use: Grassland, dryland and pivot irrigated cropground This tract is located 7 miles east of Rushville, NE. Improvements and crops to be sold include: 1,860 rods of fence, 2 stockwells, mill, steel tower, submersible pump, 3 tanks and 130 acres of alfalfa. Total Value: \$20,000.00 All irrigation equipment including pivot system, pump, column, bowls, electric motor, panel and wiring are to be considered personal property and are subject to removal by the previous lessee. The irrigation well and underground line from well to pivot are owned by the School Trust and all right, title and interest shall remain with the School Trust.</p>				
76	All (640 acres, more or less)	36-35-43	\$7,641.66	December 31, 2021
<p>Predominant Land Use: Grassland This tract is located 10 miles north and 6 miles west of Gordon, NE. Improvements to be sold include: 990 rods of fence, stockwell, mill, tower, 3 tanks and stock dam. Total Value: \$13,000.00 The 3 autogates are to be considered personal property and are subject to removal by the previous lessee.</p>				
101	All (571.10 acres, more or less)	36-35-44	\$5,339.04	December 31, 2023
<p>Predominant Land Use: Timbered pasture. Hunting and other recreational potential. This tract is located 6 miles southeast of Whiteclay, NE. Improvements to be sold include: 640 rods of fence, stockwell, mill, steel tower, 3 tanks and dugout. Total Value: \$8,100.00 STIPULATION: The Board will supply the chemicals necessary to treat the noxious weeds on all of the grassland covered by this Lease and provide detailed instructions for the chemical application. Lessee will furnish, at Lessee's sole and exclusive cost and expense, all labor and equipment necessary to apply the chemicals and will apply the chemicals timely and in exact accordance with the instructions provided by the Board. Lessee will also effectively control the noxious weeds on any cropland covered by this Lease at Lessee's sole and exclusive cost and expense and to the Board's satisfaction at all times during the term of this Lease. When necessary to apply the recommended chemical, the Lessee will provide a NE Department of Agriculture Pesticide Applicator ID number or contract with a commercial applicator to apply the chemical at Lessee's expense.</p>				
114	All (640 acres, more or less)	36-28-45	\$6,895.56	December 31, 2023
<p>Predominant Land Use: Grassland This tract is located 25 miles south and 5 miles west of Rushville, NE. Improvements to be sold include: 640 rods of fence, stockwell, mill, tower and 2 bottomless tanks. Total Value: \$7,500.00</p>				
115	All (640 acres, more or less)	36-29-45	\$7,708.46	December 31, 2021
<p>Predominant Land Use: Grassland This tract is located 17 miles south and 8 miles east of Hay Springs, NE. Improvements to be sold include: 1,120 rods of fence, 2 stockwells, 2 mills, 2 towers, submersible pump and 6 tanks. Total Value: \$17,340.00 The stockwell near the old building site is owned by the School Trust and all right, title and interest shall remain with the School Trust. STIPULATION: Lessee will submit annually to the Field Representative for the Board of Educational Lands and Funds a written grazing plan satisfactory to the Board for the use of this Lease, specifying the stocking rates and grazing dates, which must be approved by the Field Representative in writing prior to the commencement of grazing each year and must be followed by Lessee.</p>				
135	All (640 acres, more or less)	36-27-46	\$6,197.60	December 31, 2023
<p>Predominant Land Use: Grassland This tract is located 30 miles southeast of Hay Springs, NE. Improvements to be sold include: 640 rods of fence, stockwell, mill, tower and 2 tanks. Total Value: \$5,600.00 The 160 rods of interior fence in the SE4 is to be considered personal property and is subject to removal by the previous lessee. STIPULATION: See Below.</p>				

146	N2 (320 acres, more or less)	16-34-46	\$3,968.90	December 31, 2021
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Predominant Land Use: Grassland
This tract is located 17 miles north of Hay Springs, NE.
Improvements to be sold include: 560 rods of fence and stock dam. Total Value: \$3,425.00
STIPULATION: See Below.

141-Ba	N2 except 2.96 acres of farmstead in NW4NW4NW4 (317.04 acres, more or less)	16-31-46	\$6,117.08	December 31, 2021
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Predominant Land Use: Grassland
This tract is located 1 mile south and 1 mile west of Hay Springs, NE.
Improvements and crops to be sold include: 1,145 rods of fence, 57.5 acres of alfalfa, house and garage.
Total Value: \$21,290.00
The pole barn and lean-to, corral, windbreak panels, gates, water hydrants and all household furnishings are to be considered personal property and are subject to removal by the previous lessee.
STIPULATION: The Board will supply the chemicals necessary to treat the noxious weeds on all of the grassland covered by this Lease and provide detailed instructions for the chemical application. Lessee will furnish, at Lessee's sole and exclusive cost and expense, all labor and equipment necessary to apply the chemicals and will apply the chemicals timely and in exact accordance with the instructions provided by the Board. Lessee will also effectively control the noxious weeds on any cropland covered by this Lease at Lessee's sole and exclusive cost and expense and to the Board's satisfaction at all times during the term of this Lease. When necessary to apply the recommended chemical, the Lessee will provide a NE Department of Agriculture Pesticide Applicator ID number or contract with a commercial applicator to apply the chemical at Lessee's expense.

141-Bb	SW4, W2SE4, S2NE4SE4 & SE4SE4 (300 acres, more or less)	16-31-46	\$7,464.40	December 31, 2021
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Predominant Land Use: Grassland and dryland cropground
This tract is located 2 miles southwest of Hay Springs, NE.
Improvements and crops to be sold include: 1,240 rods of fence and 161.8 acres of alfalfa. Total Value: \$11,870.00
The stock yard fence is to be considered personal property and is subject to removal by the previous lessee. The lessee elects to harvest 37 acres of fall-seeded wheat.
STIPULATION: The Board will supply the chemicals necessary to treat the noxious weeds on all of the grassland covered by this Lease and provide detailed instructions for the chemical application. Lessee will furnish, at Lessee's sole and exclusive cost and expense, all labor and equipment necessary to apply the chemicals and will apply the chemicals timely and in exact accordance with the instructions provided by the Board. Lessee will also effectively control the noxious weeds on any cropland covered by this Lease at Lessee's sole and exclusive cost and expense and to the Board's satisfaction at all times during the term of this Lease. When necessary to apply the recommended chemical, the Lessee will provide a NE Department of Agriculture Pesticide Applicator ID number or contract with a commercial applicator to apply the chemical at Lessee's expense.

STIPULATION: (applicable to Tracts #5, 135 and 146): The Board may terminate this Lease prior to its scheduled expiration date by 1) giving at least nine (9) months notice of termination to the Lessee, or 2) giving written notice of termination to the Lessee stating that the lease shall terminate on December 31st of the current year. In the event of such early termination, any bonus paid for this Lease will be partially refunded. The unused percentage of the original lease term shall be multiplied by the bonus previously paid to determine the refund amount.

In order for anyone to be eligible to bid on a school land lease, they must be able to contract in accordance with Nebraska Law and have deposited with the County Treasurer of the County in which the land is located, or with a representative of the Board, a bank draft, cashier's check, certified check or money order made payable to the Board of Educational Lands and Funds, or cash, equivalent to the 2014 rental of said tract. Said rental deposit may be submitted at any time until the tract is announced "Sold".

If more than one qualified bidder is interested in a lease, it will be sold to the party bidding the highest cash bonus, in addition to the first year's rent, at the auction. Bonus bids must be paid to the Board of Educational Lands and Funds immediately following the auction. Bonus bids are a one-time payment which covers the entire term of the lease.

All sales of educational land leases at public auction are considered to be non-revocable offers, which shall become binding contracts only upon acceptance and approval following the sale by the Board of Educational Lands and Funds. Leases will be effective January 1, 2014, or upon acceptance and approval by the Board, whichever occurs later.

Leases will be issued only to those who sign the "Lease and Application" in person or through an Attorney-In-Fact who presents a Power of Attorney at the time of the auction. A sample Power of Attorney is available on the Board's website. Lease assignments submitted to the Board within 30 days of the auction will be processed without fee. The Board's standard form lease sets out the terms of the lease of the real estate to which this notice pertains; provided, however, any additional stipulations pertaining specifically to this real estate, which are included in this notice, shall be added to and become a part of the complete terms of the lease pertaining to this real estate. The Board's standard form lease may be inspected at the County Treasurer's office or on the Board's website and a copy, which includes any additional stipulations pertaining to this real estate, can be obtained by contacting the Board's Lincoln office or the Field Representative for this county named above.

The purchaser shall, within thirty days of the date of Board approval, pay the amount of the value of the improvements (and growing crops, if applicable) as stated above, to the County Treasurer of the County wherein the land is situated. If such payment is not made on time and in full, all payments made by the purchaser to the Board may be declared forfeited and a new lease or sale of the land may be authorized. All improvements affixed to the land which are not listed above are and shall remain owned by the School Trust. **No improvements shall be placed on the land by Lessee without the prior written approval of the Board; and any improvements made by Lessee without the prior written approval of the Board shall be permanently owned exclusively by the Board.**

All monies received by the Board's agents will be deposited subject to approval of the lease by the Board of Educational Lands and Funds. In the event a lease is not approved, the appropriate refunds will be issued.

All County Farm Service Agency information for the Board of Educational Lands and Funds is public information and is obtainable by contacting the local office.

Rental is subject to change by the Board semi-annually at any time during the term of the lease.

The Lessee making each election to harvest fall-seeded crops will pay the 2014 rent on those acres. In the event of such election, the successful bidder, if other than the previous Lessee, will receive a refund of 2014 rent equal to the amount so paid by the previous Lessee.

For further information contact:

BOARD OF EDUCATIONAL LANDS AND FUNDS

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